

Project Application

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www.sedonaaz.gov/projects



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

- | | | | |
|---|---|--------------------------------------|---|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Comprehensive Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Minor Modification |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |

Project Information	Project Name	Spindelman and Soo Young Kim Zone Change		
	Project Address	50 Tranquil Ave and 80 Rigby Rd	Parcel No. (APN)	408-24-087 & 089
	Primary Contact	Sefton Engineering	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	Sedona AZ 86336
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	Zone Change request from RMH: Single-Family and Manufactured Home to RM-3: High-Density Multifamily. No site plan or development at this time, just a zone change.
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Sefton Engineering	Contact Name	David Nicolella
	Project Role	Quardinator	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	Sedona AZ 86336
Contact #2	Company		Contact Name	Spindelman and Soo Young Kim
	Project Role	Property Owner	Primary Phone	917-560-2662
	Email	jspindelman@gmail.com	Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	



Luke Sefton, PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

December 16, 2024

To: Cari Meyer
Planning Manager
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
Project: 240802

LETTER OF INTENT: The Spindelma & Soo Young Kim Zone Change Request for – APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road).

PURPOSE: The request is to change the current **RMH: Single-Family and Manufactured Home** **TO: RM-3: High-Density Multi-family**, only. At this time a site plan or development plan is not proposed. The purpose of this zone change is to create an additional 9.8-Acres of High-Density Multifamily zoning for future multi-family developments. According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The Spindelma & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

Luke A. Sefton (Sefton Engineering Consultants) Authorized Agent for the Project

Mr. Sefton moved to Sedona in 1987, and for the past 20 years has been the Principal Engineer and President of Sefton Engineering Consultants, Inc., where he continues to be responsible for the day-to-day management of the team of engineers, surveyors, planners, and designers in a multitude of projects in Northern Arizona. Each one of these team members has many years of experience in Sedona and have a vested interest in the future of Sedona, as residents, friends, and neighbors.

LOCATION: The parcels are situated on the north side of west State Route 89A, approximately 700 feet west of Rodeo Road, within the City of Sedona.

Consistence with Sedona Community Plan, Existing Zoning, and Other Applicable Plans: The Sedona Community Plan, dated March 26, 2024, designates this 9.8-Acre area as “Multi-Family High Density (more than 12 DU/AC)”, and the proposed zone change to: **RM-3: High-Density Multi-family**, conforms to the Sedona Community Plan designation.

Currently, the existing zoning for this 9.8-Acres has a Zoning Designation is **RMH: Single-Family and Manufactured Home**. The owners are requesting the zone change to **RM-3: High-Density Multi-family** specifically to make the zoning consistent with the Sedona Community Plan. If this 9.8-Acres is successfully rezoned to **High-Density Multi-family** zoning then this land will be available for future multi-family developments which will assist in addressing the current housing shortage in Sedona.

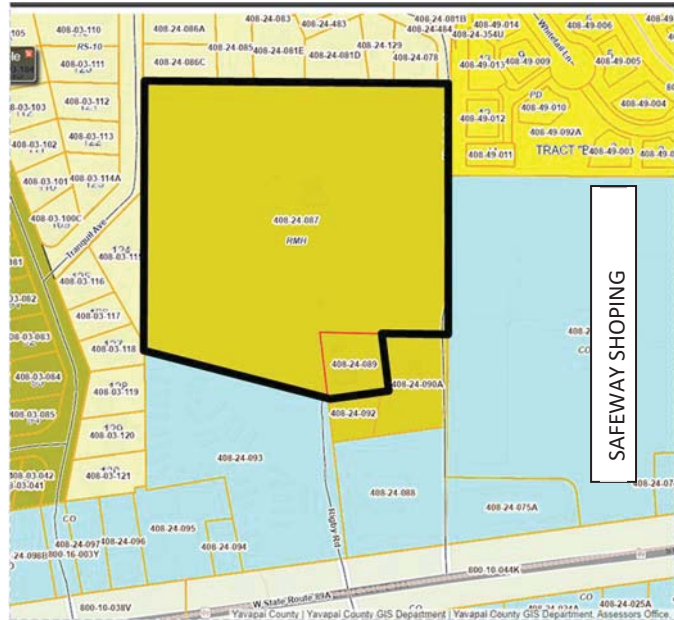
Site Overview: The site is currently divided into two parcels. The larger parcel APN: 408-24-087, gets its primary access from Tranquil Ave., and provides access to an existing single-family dwelling. According to Yavapai County records, it appears that the existing structure was constructed in 1948, and consists of



Luke Sefton, PE, CFM
 Tim Huskett, PE, CFM
 Robert Lane, Public Lands
 Cheri Baker, Office Manager
 Crockett Saline, PE
 David Nicolella, Planner
 Leonard Filner, Planner

approximately 1,822 square feet. This home is known as the Rigby house, and because of modifications to the home, “Front entry new since 2001 survey,” the property can no longer qualify as a Historic Landmark. The second parcel, APN: 408-24-089, has a mobile home on it and a few other out buildings.

DEED RESTRICTION: Through the zone change process, we are willing to place a deed restriction on our 9.8-Acre parcels, Assessor’s Parcel Number: 408-24-087 and 408-24-089, to restrict short term rentals for a minimum of 30-days. Said restrictions will be in place for 15-years from the day that the new zoning designation takes effect. Another consideration is the city’s request for a shared use path commitment as a result of the zone change process. The owners are requesting the zone change to **RM-3: High-Density Multi-family** specifically to make the zoning consistent with the Sedona Community Plan. At the time of the development process the developer will work with the City of Sedona to determine the location of a shared use path.



CIRCULATION: This 9.8-Acre area has three points of access. There are two points of access from west State Route 89A, Madole Road, and Rigby Road, both are 30-foot-wide roadway easements. The third access is from Tranquil Ave. This is a 50-foot-wide City of Sedona right of way, and provides direct access to the site, see Circulation Plan.

TOPOGRAPHIC AND FLOOD ZONE DESIGNATION: This is a relatively flat terrain, covered with shrubs and native grass. The parcels are located in Zone X of the FEMA Flood Insurance Rate Map 04025C1435H, effective February 8, 2024. Also, the site is located within the City of Sedona Floodplain Management Study prepared by the Soil Conservation Service in May, 1994. The southwest corner of these parcels is located within a 500-year floodplain per this study. We reached out to the Public Works Department and requested a Flood Hazard Status report, and the report stated that this area is considered "not impacted".

LETTERS OF SERVICEABILITY: We received letters of serviceability from the following utility providers:

- APS
- CENTURYLINK
- CITY OF SEDONA WASTEWATER DEPARTMENT
 - Two city of Sedona sewer manholes are located on the site
- LUMEN
- UNISOURCE; and



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David Nicolella, Planner
Leonard Filner, Planner

- PATRIOT DISPOSAL

ARTICLE 7: SUBDIVISION: N/A

ARTICLE 8: ADMINISTRATION AND PROCEDURES

8.3.D Citizen Review Process:

The applicant's Citizen Participation Plan will be prepared in accordance with LDC Section 8.3.D., to ensure early and effective citizen participation, and to give citizens and property owners adequate opportunities to learn about the application. The target area shall include property owners with a 500-foot radius of the property, and other interested parties who may request to be notified. The plan is to let potentially affected citizens know of the request and provide an opportunity to express their support or concerns, and to complete a report outlining the results of the citizen review process. Also, based on guidance from City staff, and will include two separate mailings to the neighbors informing them of this zone change request. These mailings will facilitate ongoing communication between the applicant, interested citizens, and property owners.

8.3.E.(5).c. Consistency with Sedona Community Plan and Other Applicable Plans:

The request is to change the current **RMH: Single-Family and Manufactured Home TO: RM-3: High-Density Multi-family**. If the zone change is approved, then the properties zoning will be brought into consistency with the Sedona Community Plan. In addition, this zone change will create an additional 9.8-Acres of High-Density Multifamily zoning for future multi-family developments. According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

8.3.E.(5).d. Compliance with Sedona's Land Development Code (LDC) and Other Applicable Plans:

This Letter of Intent, and all the other submitted documentation, confirms that the proposed Zone Change will be in compliance with applicable section (s) of the Sedona Land Development Code.

8.3.E.(5).e. Minimize Impact on Surrounding Property Owners: The proposed zone change will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety, and welfare of the surrounding residential area.

8.3.E.(5).f. Consistent with Intergovernmental Agreements: The proposed zone change shall be consistent with any adopted intergovernmental agreements and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into the Sedona Land Development Code.

8.3.E.(5).g. Minimize Adverse Environmental Impacts: The property has direct access to all public infrastructure which will minimizing adverse environmental impacts to watercourses and drainage ways.

8.3.E.(5).h. Minimizes Adverse Fiscal Impacts: Not Applicable at this time.



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Leonard Filner, Planner

8.3.E.(5).i. Compliance with Utility, Service, and Improvement Standards: The property has received confirmation from the utility providers that the easements provided are adequately designed to meet their needs.

8.3.E.(5).j. Provides Adequate Road Systems and Traffic Mitigation: The land has direct access to the surrounding street system and currently has good ingress and egress availability.

8.3.E.(5).k. Provides Adequate Public Services and Facilities: Not applicable at this time.

8.3.E.(5).l. Rational Phasing Plan: NA

8.6.A.2.e. Conditional Rezoning Approval: At this time a site plan and a development proposal is not being presented. The goal of the zone change is to bring the properties zoning into compliance with the City of Sedona's Community Plan. This will ensure compatibility with adjacent land uses, public policy, and adopted plans.

8.8.D. Affordable Housing Alternative Standards Request: NA. If the zone change is approved future developers will have the option to use this section of the Land Development Code in order to encourage and expedite affordable housing recommendations of the Sedona Community Plan and the City's adopted Development Incentives and Guidelines for Affordable Housing (DIGAH). In addition, According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

Conclusion:

This Letter of Intent, along with all other submitted documentation, confirms that the proposed zone change will comply with the Sedona Community Plan and all applicable sections of the Sedona Land Development Code as follows:

- Section 8.3.E(5), Approval Criteria:
- The zone change complies with the City's Community Plan's land use designation.
- The zone change is compliant with the Sedona Land Development Code and other applicable regulations.
- The zone change will be developed in a manner that:
 - Has minimal impacts on surrounding property owners.
 - Minimizes adverse environmental impacts.
 - Minimizes adverse fiscal impacts.
 - Provides an adequate road system.
 - Provides adequate public services and facilities.
- This request has been reviewed through the pre-application meeting process in accordance with Section 8.3.B of the Sedona Land Development Code.



Luke Sefton, PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicoella, Planner
Leonard Filner, Planner

- The land for this zone change will be harmonious with the surrounding area.
- The location of this zone change has access to safe ingress and egress for vehicle, bicycle, and pedestrian traffic.
- The area of this zone change is adjacent to public infrastructure, including adequate water supply, sewage disposal, electric service, storm drainage, and other utilities.
- All future public infrastructure will be constructed in accordance with the Engineering Standards Manual.
- This zone change will comply with all ordinances and regulations of the city and the Arizona Revised Statutes

Thank You !

Jim Spindelman and Soo Young Kim



4360 E Coury Dr.
Cottonwood, AZ 86326

To: Sefton Engineering Consultants

8/28/24

Regarding: 408-24-087

The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at aps.com.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

Sincerely,

Chris W.
Verde Control Desk
928-963-6361
Verdecontroldesk@apsc.com

Our Purpose: As Arizona stewards, we do what is right for the people and prosperity of our state.

Our Vision: Create a sustainable energy future for Arizona.

Our Mission: Serve our customers with clean, reliable and affordable energy.



CenturyLink Engineering
500 S Calvary Way
Cottonwood, AZ 86326

August 28, 2024

David Nicolella
Sefton Engineering
40 Stutz Bear Dr, Sedona
928.202.3999

RE: Zone Change
Between Tranquil Ave and Madole Rd
Sedona, AZ

David,

The above mentioned property is located in a parcel located in Section 11, Township 17N and Range 5E in Yavapai County.

In response to your "Service Availability" request for the above mentioned property, this letter is to acknowledge, the property is within the CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this location are on file with your State Utilities Commission, and may be examined at your CenturyLink Business Office.

Sincerely,

Armen McNerlin
Lumen/CenturyLink Engineer
500 S Calvary Way
Cottonwood, AZ 86326
cell 928.821.4609



Mail:
102 Roadrunner Dr.
Sedona, AZ 86336

Site:
7500 W. SR 89A
Sedona, AZ 86336

(928) 204-2234
sedonaaz.gov

FAX (928) 204-7137

August 29, 2024

David Nicolella, Planner
Sefton Engineering Consultants
40 Stutz Bearcat Dr.
Sedona, AZ 86336

SUBJECT: WILL SERVE SEWER – 50 Tranquil Ave.
APN 408-24-087

This letter is in response to your request regarding sewer service availability for the property referenced above.

Parcel 408-24-087 has sewer availability, due to sewer being available adjacent to the point of access to the property, as defined in City Code section 13.15. Currently, that parcel is being billed the sewer standby fee. However, depending on the scope and impact of the development proposal, adequate capacity may not be available. Available sewer capacity is on a first come-first served basis, and there are no guarantees of sewer capacity for this property until a development proposal is approved.

There is an existing service lateral near the driveway to the property and the property is currently connected. The service may be required to be upsized, depending on the scope and impact of the development proposal.

In conclusion, sewer service is available for 50 Tranquil Ave. (APN 408-24-087) and, if adequate capacity is available at the time of development approval, sewer will be served by the city of Sedona. If you have any questions or concerns, please contact me at (928) 203-5069.

Sincerely,

A handwritten signature in blue ink that reads "Roxanne Holland".

Roxanne Holland, PE
Director of Wastewater

RH:ms

cc: Kurtis Harris, Director of Public Works/City Engineer (e-copy)
Hanako Ueda, Assistant Engineer (e-copy)
Sal Valenzuela, Chief Public Works Inspector (e-copy)
Wastewater Billing (e-copy)
Streets file: Tranquil Ave.

Wastewater Department



Lumen/CenturyLink Engineering
5025 N Black Canyon Hwy
Phoenix, AZ 85015
bics@centurylink.com

September 3, 2024
David Nicolella
Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, AZ 86336

**RE: North side of the W State Route 89A & west of Rodeo Road Sedona
AZ.**

Mr. Nicolella,
The above-mentioned project is in a Parcels 408-24-087 of land located at North side of the W State Route 89A & west of Rodeo Road Sedona AZ.

In response to your "Service Availability" request for the above-the at North side of the W State Route 89A & west of Rodeo Road Sedona AZ.

This letter is to acknowledge that this subject property is within the Lumen/CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Hadrich".

Kathy Hadrich
Sr. Manager Local Network Implementation
Phoenix, AZ 85015
602-325-0687
Kathrine.hadrich@lumen.com

521 S 14th Street
Cottonwood, AZ 86326



GAS AVAILABILITY LETTER
WILL SERVE

August 28, 2024

David Nicolella
Project Manager and Land Planner
Sefton Engineering Consultants
40 Stutz Bearcat Dr.
Sedona, AZ 86336

Re: Yavapai County APN 408-24-087 shown as 50 Tranquil Ave, Sedona AZ 86336

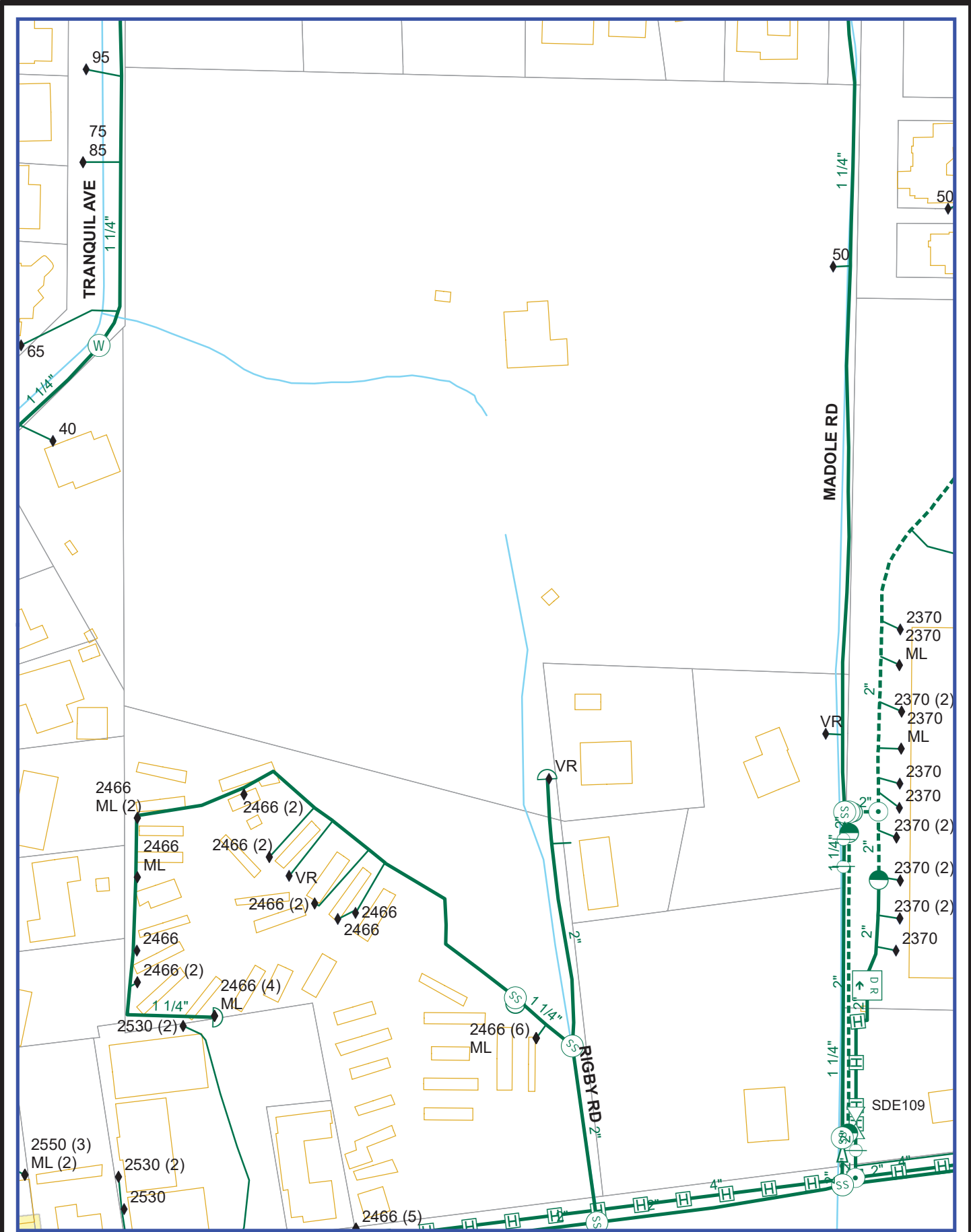
Per your request regarding the availability of natural gas to **Yavapai County APN 408-24-087 shown as 50 Tranquil Ave, Sedona AZ 86336**, we have the following information:

Natural Gas is available to this lot and there is active service line to this lot. Installation costs will be the full responsibility of the requesting party and will be determined using UniSource Energy Services' Rules of Service. Along with installation costs, UniSource Rules of Service states that if at any time the company believes that existing customers would have impaired service, it is the responsibility of the requesting individual to pay for any upgrades to the system to reliably serve all customers. Once a UniSource Gas Application with a total BTU load for this property has been received, the UniSource engineering department will review the requested BTU load and the requesting party will be notified if any upgrades to the system will be necessary and will be provided a cost estimate for the upgrade upon request.

UniSource Rules of Service are on file with the Arizona Corporation commission. The Rules of Service are also available on our web site at www.uesaz.com.

Please **call 811** (Arizona Blue Stake) to have all underground facilities marked prior to any excavation.

Thank you,
Eddie Anderson
Gas Construction Planner
EAnderson@UESAZ.com
VerdeConst@UESAZ.com
p 928.203.1214
c 928.300.8953
521 S 14th St.
Cottonwood, AZ 86326





Luke Sefton, PE, CFM
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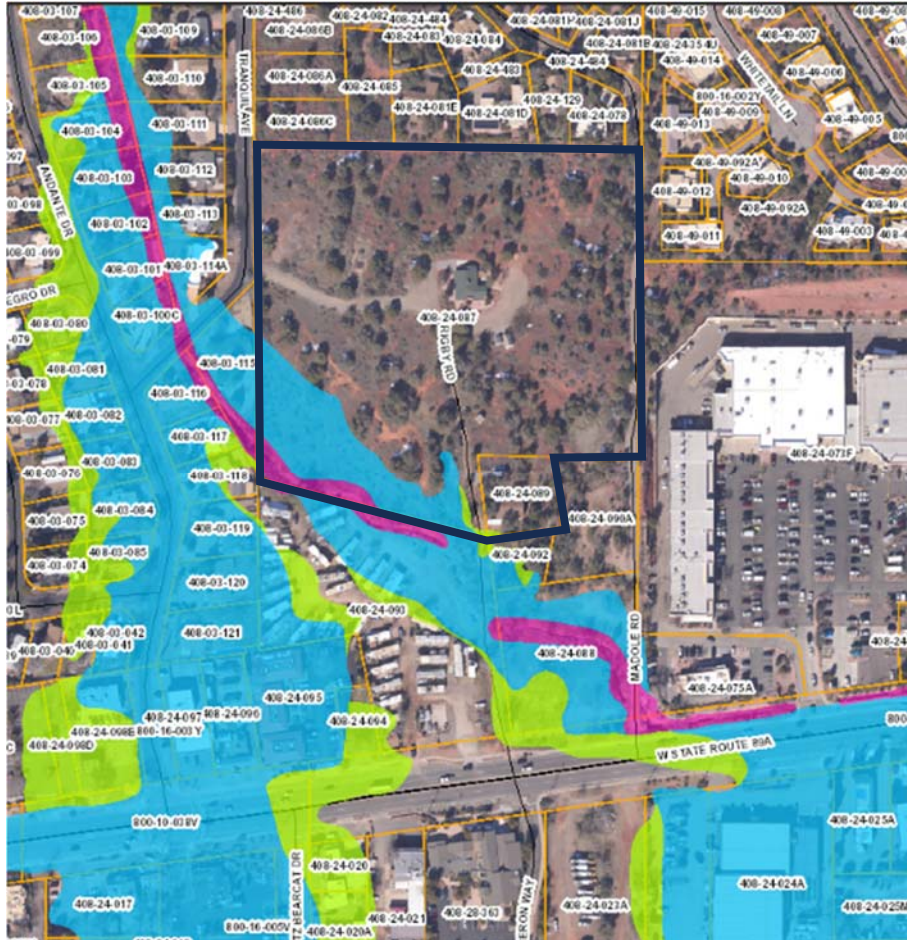
September 10, 2024

To: Cari Meyer
Planning Manager
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336

Regarding: **Spindelman & Soo Young Kim Zone Change Request for – APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road).**

Floodplain Information:

The southwest corner of this 9.8-Acre area, Assessor’s Parcel Number: 408-24-087 and 0089, are within the City of Sedona’s 100-year Flood Zone. In addition, these parcels are not with a FEMA floodplain area, see map on page 2.



Offices in Sedona, Camp Verde & Colorado

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, APF With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	No SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	channel, culvert, or storm sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual chance Water Surface Elevation coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

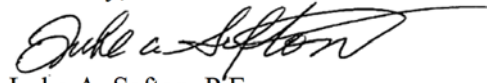
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/24/2024 at 9:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Thank You !

Sincerely,



Luke A. Sefton, P.E.
President/Principle Engineer

Project No.: 240802



Luke Sefton PE, CFM
 Timothy Huskett, P.E., CFM
 Dugan McDonald, R.L.S.
 Clint Gillespie, R.L.S.
 Sam Musser, Planner

September 10, 2024

Community Development Department
 Attn: Cari Meyer, Planning Manager
 102 Roadrunner Drive, Bldg. 104
 Sedona, Arizona 86336

RE: Spindelman & Soo Young Kim Zone Change Request for – APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road).

Traffic Generation Statement

This letter outlines our findings regarding the trip generation of the proposed development located at 50 Tranquil Avenue and 80 Rigby Road within the City of Sedona, Yavapai County, Arizona. The site will consist of 196 apartment units. The property is located east of Tranquil Avenue and west of Madole Road and is currently partially developed. One access from Tranquil Avenue will be provided.

The purpose of this analysis is to identify the proposed project trip generation and determine whether the project would require a more detailed traffic analysis. Typically, a more detailed traffic analysis should be prepared for developments that would generate more than 100 vehicle trips within the peak hour. A detailed traffic analysis can be waived by the local official where impacts are deemed negligible.

The Institute of Transportation Engineers (ITE) Trip Generation Rates 9th Edition was used to obtain the trip generation rates for the proposed development based on a total of 200 apartment dwelling units. These estimations were calculated for the Average Weekday, AM Peak Hour and PM Peak Hour using land use Low Rise Apartment (ITE Code 221). The results of the calculations are shown below:

TRIP GENERATION ITE CODE 221 Low Rise Apartment 196 Units	
AVERAGE WEEKDAY	
Average Rate = 6.59 trips per unit $T = (6.59) \times (196)$ Trips = 1292 Trips	
AM PEAK HOUR	
Average Rate = 0.46 trips per unit $T = (0.46) \times (196)$ Trips = 90 Trips	
21% Entering 19 Trips	79% Exiting 71 Trips
PM PEAK HOUR	
Average Rate = 0.58 trips per unit $T = (0.58) \times (196)$ Trips = 114 Trips	
65% Entering 74 Trips	35% Exiting 40 Trips

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
 Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com

In affiliation with:

Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado

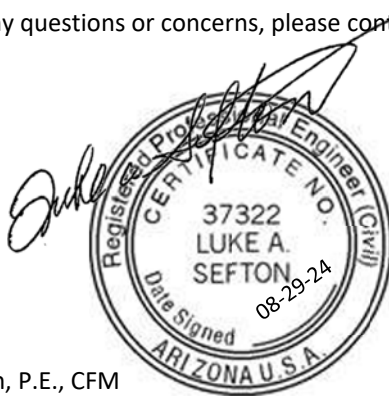


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Dugan McDonald, R.L.S.
Clint Gillespie, R.L.S.
Sam Musser, Planner

Based on the trip generation calculations, the proposed development is anticipated to generate more than 100 trip during the PM peak hour, therefore a comprehensive Traffic Impact Analysis is warranted. The proposed development is expected to generate 1,292 daily trips, of which 90 trips would occur in the AM Peak Hour and 114 trips would occur in the PM Peak Hour.

If you have any questions or concerns, please contact me at (928) 202-3999 or email me at ls@sefengco.com.

Sincerely,



Luke A. Sefton, P.E., CFM
Principle Engineer

Attachment:

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com

In affiliation with:
Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado

ALTA/NSPS LAND TITLE SURVEY
PORTIONS OF THE SE 1/4, OF SECTION 11,
17N, R 5E, G.&S.R.&M., YAVAPAI COUNTY, ARIZONA

CERTIFICATION TO: KIM SOO YOUNG & JAMES SPINDLEMAN
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8, 11 (observed evidence) 14 & 16 of Table A thereof.

SCALE: 1"=60'
 DATE: 11/12/2024
 (R)=INSTRUMENT #2017-0022886
 (R1)=20115-0053129-1
 (M)=MEASURED
 (C)=CALCULATED

APN 408-24-087
 EXHIBIT A
 2015-0053355 WD

The fieldwork was completed on 11/10/2024.
 Date of Plat or Map: 11/12/2024
 Timothy L. Hammes
 TIMOTHY L. HAMMES R.L.S. 29263

RECORDED LAND SURVEYS REVIEWED:
 2015-0053129-1 PLUS
 L.S. 183, PG. 68-70
 A BRASS TAG STAMPED L.S. 29263
 HAS BEEN ATTACHED TO ACCEPTED
 MONUMENTS THAT DID NOT HAVE
 ANY I.D.

© = NOT FOUND OR SET

Parcel 1:
 A tract of land in the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the North 300 feet of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No. 1, which point is identical to the Southwest corner of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11 and which point lies North 0 degrees 48 minutes West, 1303.5 feet from the South quarter corner of said Section 11;
 Thence North 0 degrees 48 minutes West, 300 feet to Corner No. 2
 Thence East 659.6 feet to Corner No. 3;
 Thence South 0 degrees, 48 minutes East, 300 feet to Corner No. 4
 Thence West 659.6 feet to the PLACE OF BEGINNING.

Parcel 2:
 A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the North 99.06 feet of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No. 1, which point is identical to the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11 and which point lies North 0 degrees, 48 minutes West, 1303.5 feet from the South quarter corner of said Section 11;
 Thence East 659.6 feet to Corner No. 2;
 Thence South 0 degrees, 48 minutes East, 99.06 feet to Corner No. 3;
 Thence West 659.6 feet to Corner No. 4;
 Thence North 0 degrees, 48 minutes West, 99.06 feet to the PLACE OF BEGINNING.

Parcel 3:
 A Tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner, which is 474.4 feet, North 7 degrees 30 minutes West of a point on the North right of way line of Highway 89A, as said right of way existed on August 16, 1951, that lies North 0 degrees, 48 minutes West, 503.4 feet;
 Thence North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11;
 Thence North 7 degrees, 30 minutes West, 175 feet to the Northwest corner, which is a point on the South line of the Douglas Rigby Tract;

Thence East along said Rigby Tract, 336 feet more or less to the Northeast corner, which is a point on the East line of said West half of the Southwest quarter of the Southeast quarter of Section 11;
 Thence South 0 degrees, 30 minutes East along said East line of said West half of the Southwest quarter of the Southeast quarter of said Section 11, 175 feet to the Southeast corner;
 Thence is a straight line to the Southwest corner, which is the PLACE OF BEGINNING;

Parcel 4:
 A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at Corner No. 1, which is a point on the West line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11 and which point lies South 0 degrees, 48 minutes East 99 feet from the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11;
 Thence East 330 feet to Corner No. 2, which is on the center line of the roadway;
 Thence South 72 degrees, 30 minutes East 315 feet to Corner No. 3;
 Thence North 72 degrees, 14 minutes West, 387 feet, more or less, to intersect the West line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, to Corner No. 4;
 Thence North 0 degrees, 48 minutes, West, 194.3 feet to the PLACE OF BEGINNING.

Parcel 5:
 A roadway easement for ingress and egress over and across a strip of land 30 feet in width along and adjacent to the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, beginning at a point on the North line of the right of way of State Highway 79 (now Alternate 89), at a point that lies North 47 degrees, 46 minutes, 16 seconds East, 881.31 feet from the South quarter corner of said Section 11, and running North 0 degrees, 48 minutes West 707.6 feet to the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11;

Parcel 6:
 A roadway easement 30 feet in width, along a center line beginning at a point on the North right of way line of State 79 (now Alternate 89), that lies North 0 degrees 48 minutes West, 503.4 feet and thence North 82 degrees, 19 minutes East 417 feet from the South quarter corner of said Section 11, and running;
 Thence North 7 degrees, 41 minutes West, 749 feet to a point on the North line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, at a point 320 feet East of the Northwest quarter of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11.

Parcel 7:
 An easement for a right of way for a roadway 30 feet in width, being 15 feet on the right and 15 feet on the left of a center line beginning at corner No 2 as set forth in Parcel 4 above and running thence South 7 degrees, 30 minutes East, 649 feet, more or less to the North right of way line of Highway 89A, at a point that lies North 0 degrees, 48 minutes West, 503.4 feet and North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11.

EXHIBIT A
 2017-0022886 CD

A tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at a point on the North right-of-way line of Highway 89A, that lies North 0° 48' West, 503.4 feet; and North 32° 19' East, 417 feet from the South quarter corner of said Section 11;
 Thence North 7° 32' West (recorded North 7° 30' West) 337.0 feet to the Point of Beginning;
 Thence North 7° 52' West (recorded North 7° 30' West) 137.4 feet to the Northwest corner of this tract;
 Thence South 89° 19' East, 138.6 feet to an iron pin in the Northeast corner of this tract;
 Thence South 70° 27' East, 118.5 feet to the Southeast corner of this tract;
 Thence South 82° 50' West, 136.2 feet to the Southwest corner of this tract and the Point of Beginning.

THIS MAP IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 12th DAY OF NOVEMBER, 2024.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

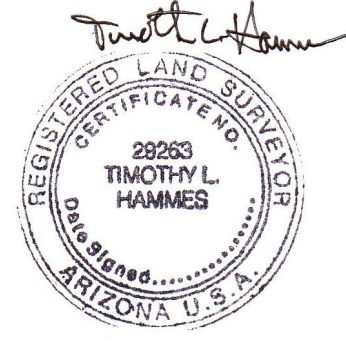
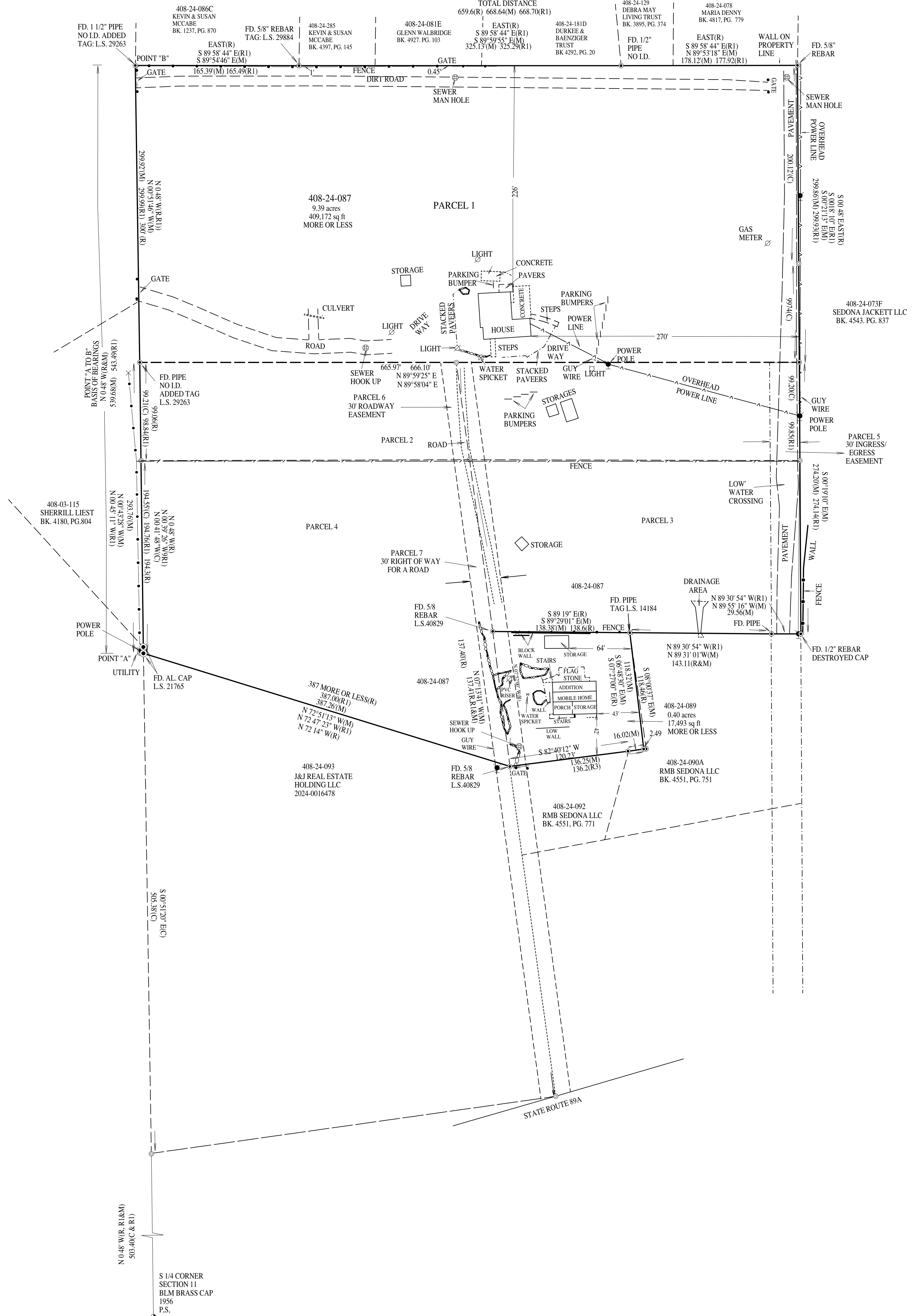
THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS LISTED IN 2015-0053356 JD ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THEREFORE, A TITLE SEARCH WOULD BE NECESSARY TO DETERMINE IF ADDITIONAL EASEMENTS AND ENCUMBRANCES, IF ANY, MAY AFFECT THE SUBJECT PROPERTY. THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND OR UTILITIES NOT INDICATED ON THIS PLAT.

SURVEYOR'S NOTES:
 1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 2. THE INTENT OF THIS SURVEY IS TO SHOW AN ALTA/NSPS LAND TITLE SURVEY FOR THE REFERENCED PROPERTY.
 3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

American Land Title Association® (ALTA®) Minimum Standard Detail Requirements
 National Society of Professional Surveyors (NSPS) For ALTA/NSPS Land Title Surveys

TABLE A
 OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

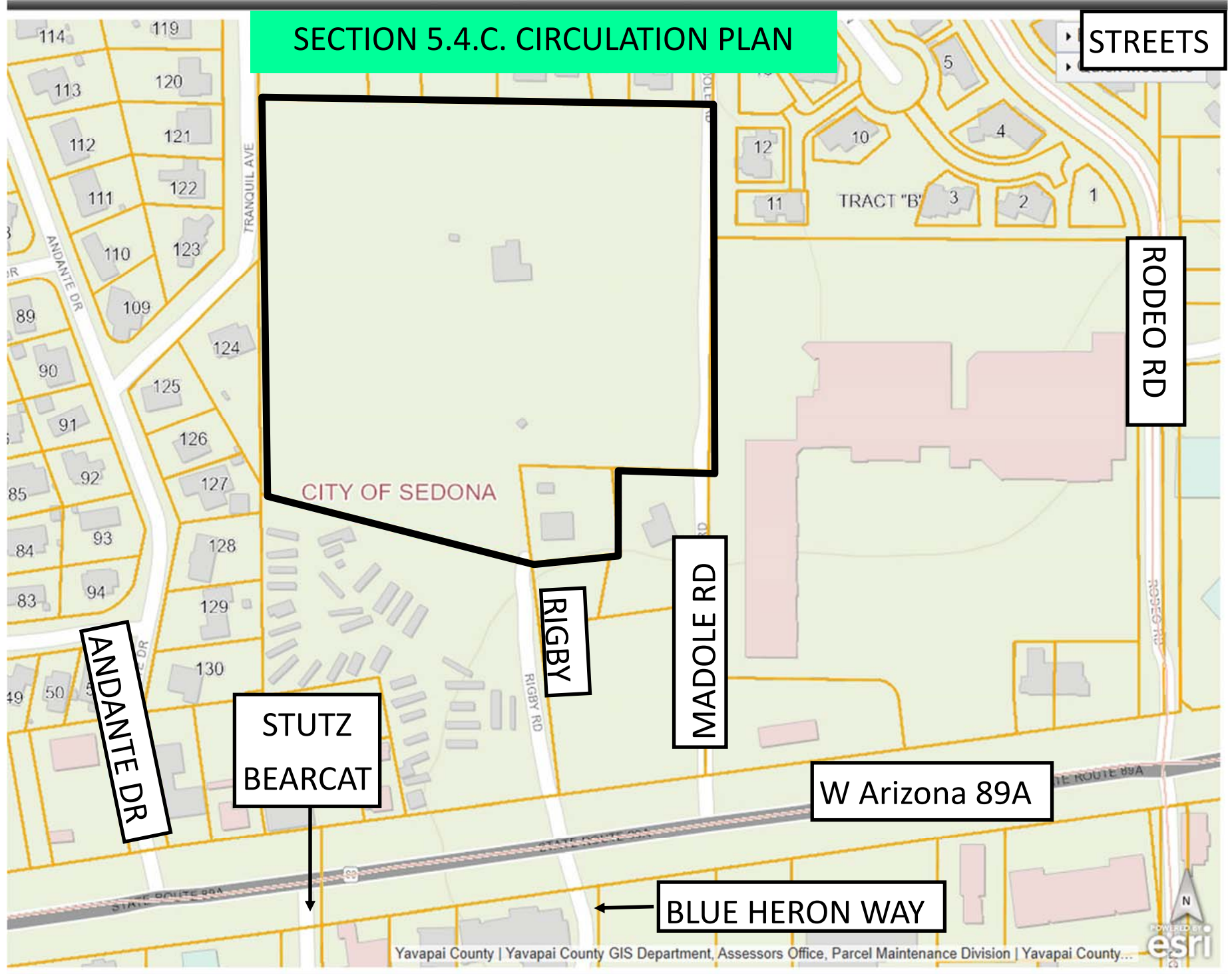
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. SEE MAP.
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. SEE MAP.
- Gross land area (and other areas if specified by the client). SEE MAP.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SEE MAP.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by: OBSERVED EVIDENCE: SEE MAP
- As specified by the client, distance to the nearest intersecting street. SEE MAP.
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NO EVIDENCE.



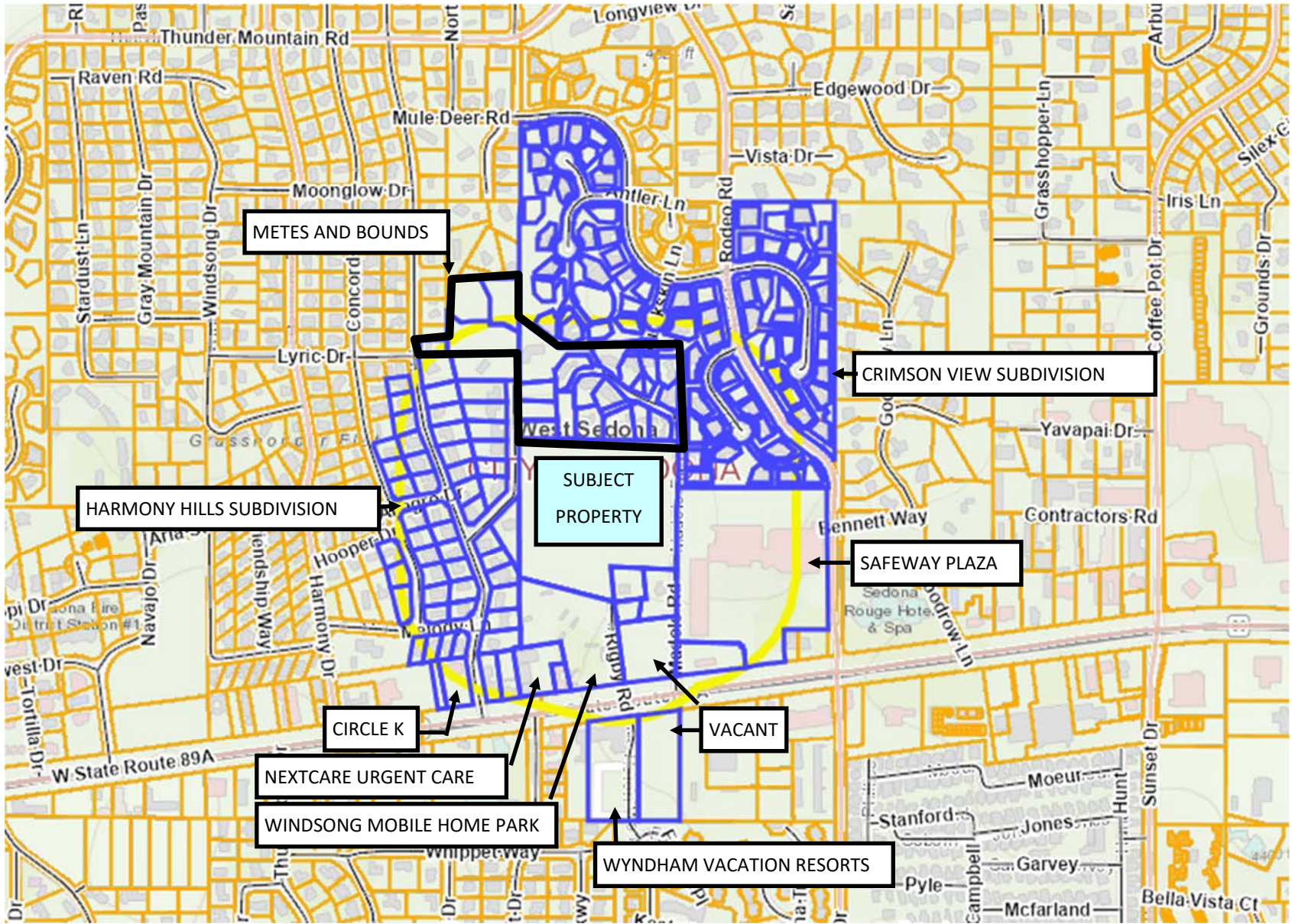
11/12/2024
 HAMMES SURVEYING LLC
 2100 VIA SILVERADO
 CAMP VERDE, AZ. 86322
 (928) 282-5686 (928) 567-2833

SECTION 5.4.C. CIRCULATION PLAN

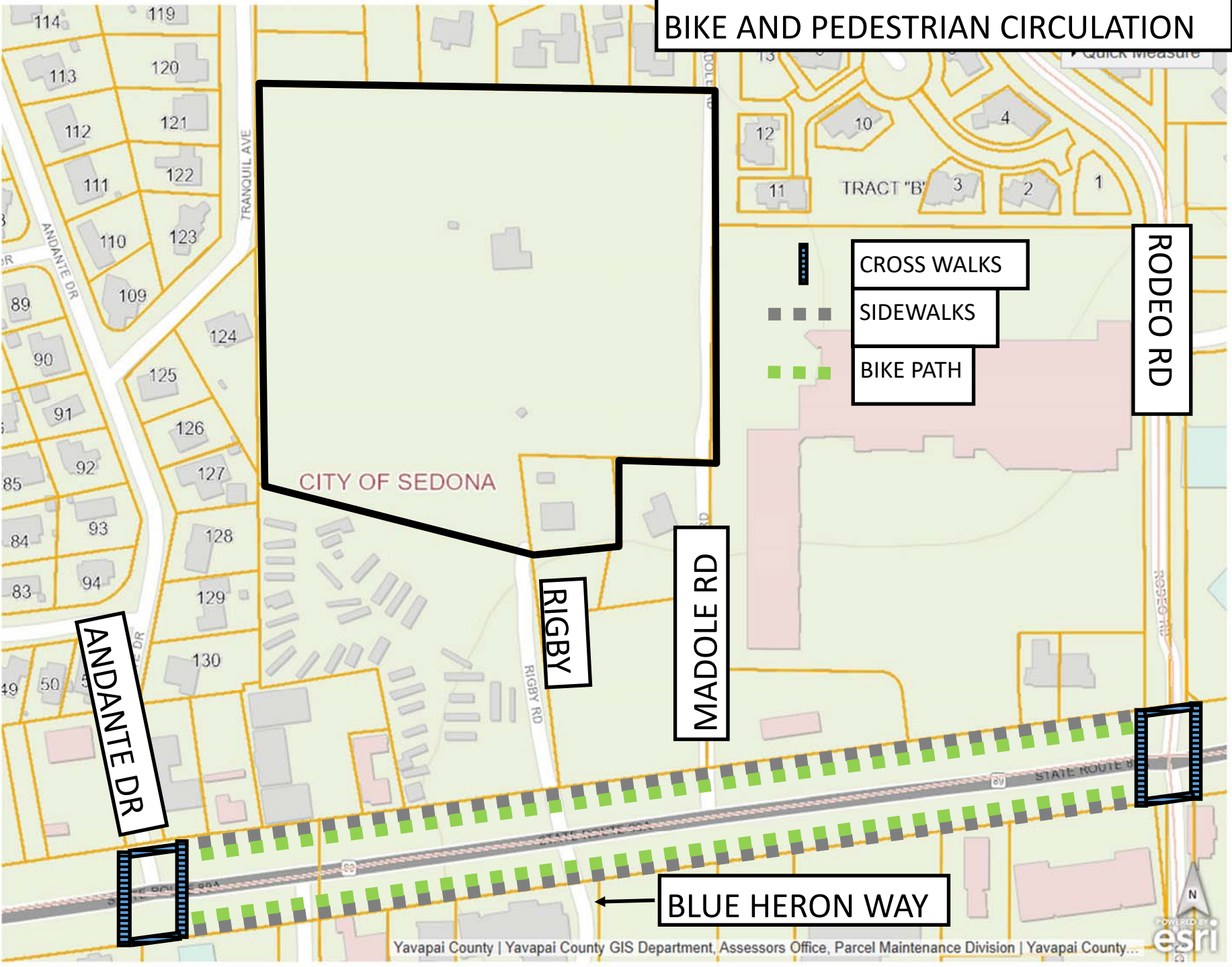
STREETS

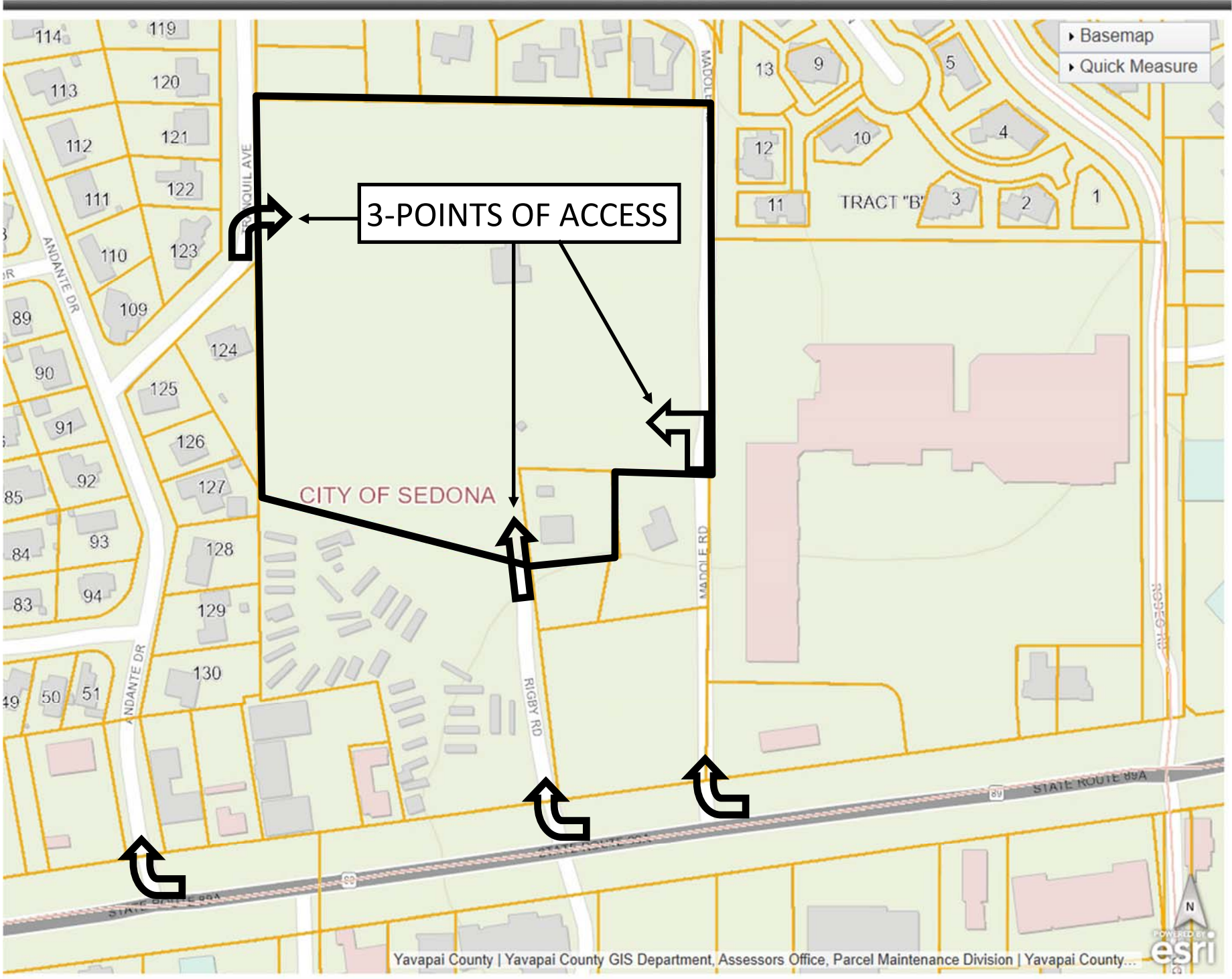


SURROUNDING 500-FEET



BIKE AND PEDESTRIAN CIRCULATION





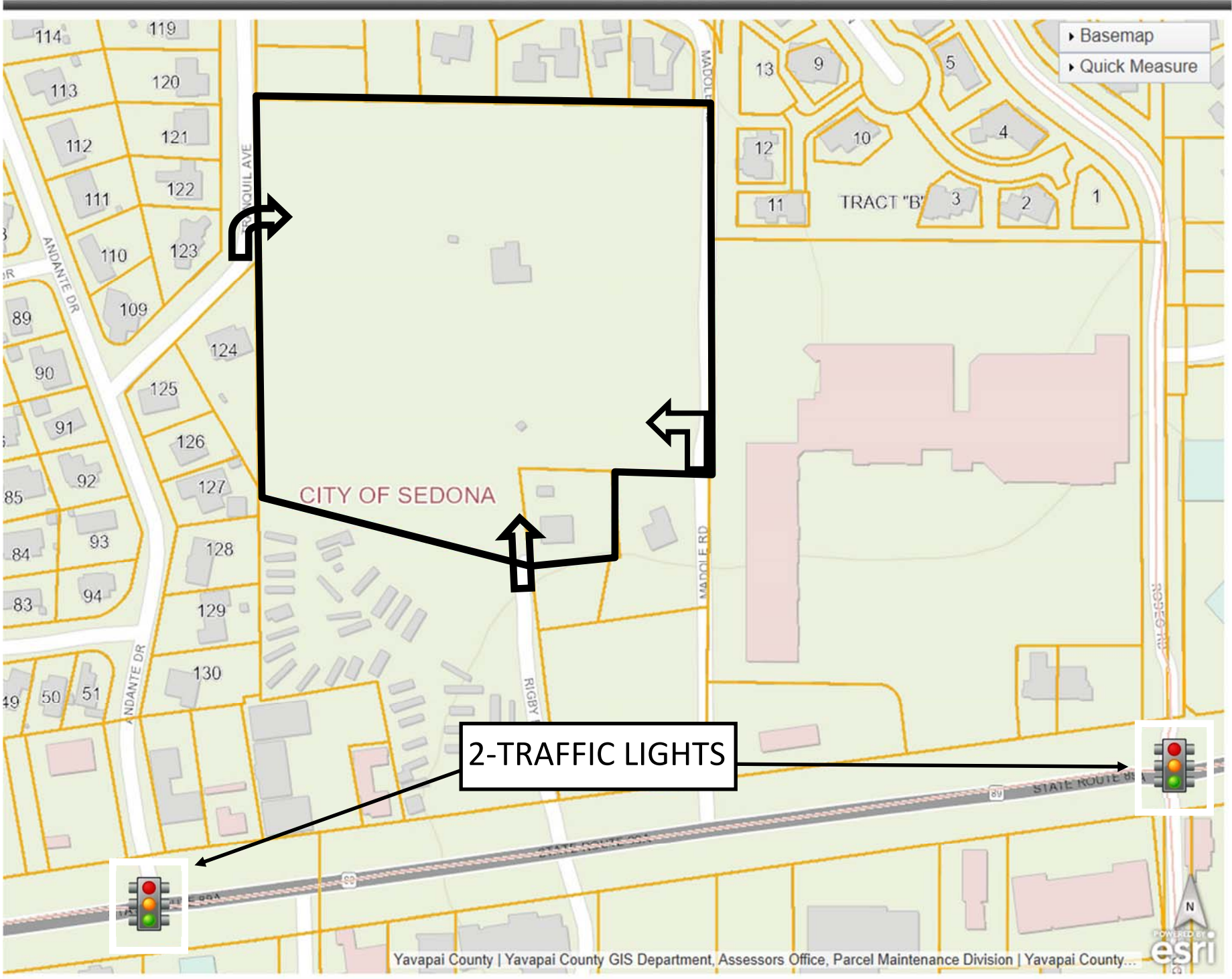
3-POINTS OF ACCESS

CITY OF SEDONA

TRACT "B"

- Basemap
- Quick Measure



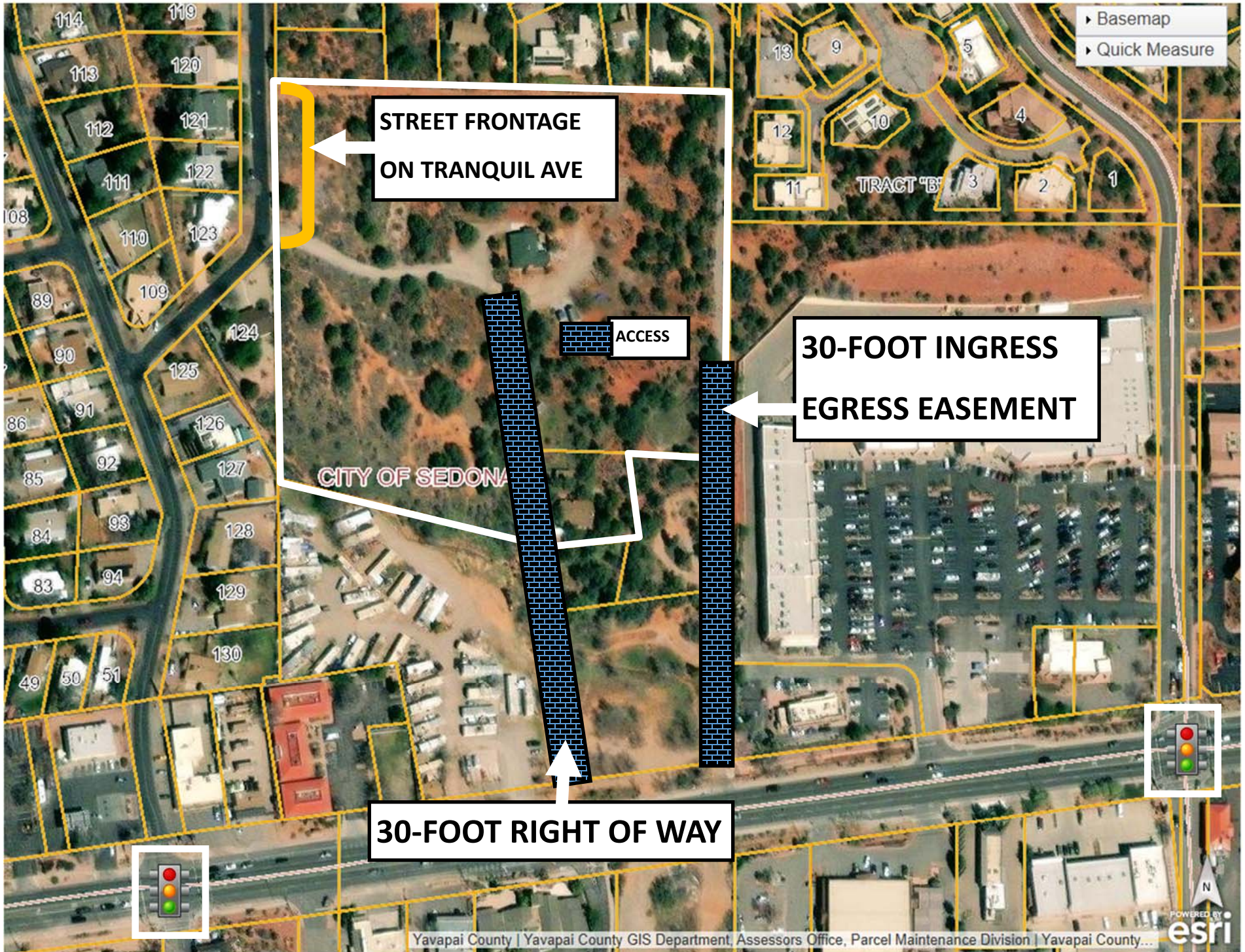


- Basemap
- Quick Measure

CITY OF SEDONA

2-TRAFFIC LIGHTS





**STREET FRONTAGE
ON TRANQUIL AVE**

ACCESS

**30-FOOT INGRESS
EGRESS EASEMENT**

CITY OF SEDONA

30-FOOT RIGHT OF WAY

- ▶ Basemap
- ▶ Quick Measure

